

For Sale by Private Treaty**4 Tirol Avenue, The Paddocks, Maryborough Hill, Douglas, Cork T12Y13H**

An impressive 4 bedroom detached property set within the highly regarded Paddocks development.

No. 4 is a family home of real quality with well-proportioned living accommodation and excellent bedroom accommodation over two floors.

There is a bright and airy atmosphere throughout the house and the entire has been well maintained by its present owners.

The location is second to none just a mere 5 minutes stroll to Douglas Village together with easy access to the city centre and Link Road network.

There is a host of amenities, schools and sporting clubs in the immediate vicinity.

DETACHED**4 BEDROOMS****1,851sq.ft. (172sq.m.)****Viewings Strictly By Appointment****Agent: Brian Olden
Phone: 0872211174**



Accommodation

Entrance Hall (6.9m X 1.5m)

Polished timber floor.

Sitting Room (5.3m X 3.5m)

Cast Iron fireplace, Marble hearth and gas coal effect fire, feature bay window, polished timber floor.

Kitchen (4.1m X 3.5m)

Floor and eye level units, integrated appliances, Kitchen island, Granite worktops throughout.

TV Area (4.5m X 3.2m)

Polished timber floor, ceiling cornicing, gas log fire, opening to Sun Room/Dining Area.

Sun Room/Dining Area (4.9m X 3.4m)

Polished timber floor and French doors to rear garden.

Utility Room (2.1m X 1.6m)

Floor and eye level fitted units, plumbed for machines.

Guest Toilet

Tiled floor, W.C., Wash hand basin.

Study/Play Room (4.1m X 2.6m)

Polished timber floor.

First Floor

Master Bedroom/Bedroom 1 (5.5m X 3.6m)

Polished timber floor, full-length built-in robe units, feature bay window.

Ensuite (2.5m x 1.6m)

Fully tiled, W.C, Wash hand basin, double shower.

Bedroom 2 (3.5m X 3.1m)

Polished timber floor

Bathroom (Previously Bedroom) (3.5m X 2.0m)

W.C., wash hand basin and bath with shower over.

Viewing Strictly By Appointment Only



Storage Room (3.0m X 1.1m)

Polished timber floor and full-length built-in units.

Second Floor

Bedroom 3 (3.5m X 2.8m)

Carpet floor covering, full-length built-in robe units incorporating vanity area with wash hand basin, Velux roof light and eaves storage area off.

Bedroom 4 (3.3m X 2.8m)

Carpet floor covering, full-length built-in robe units incorporating vanity area with wash hand basin, Velux roof light and eaves storage area off.

Features

- > Gas fired central heating
- > Fully alarmed
- > Double size Barna shed
- > Landscaped gardens
- > Patio and BBQ Area
- > Triple glazed windows
- > Quality fixtures and fittings throughout



